

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND
INVESTMENT CORPORATION LIMITED**

Minutes of : 2/2018 – Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : 27th March 2018
Commencement/Completion time of meeting : 1.30 P.M. / 2.30 P.M.

Present :

Shri Rajeeva Swarup	Chairman & MD
Shri Kunji Lal Meena	Commissioner Industries
Shri Anoop Khinchi	MD, RFC

All the above directors were present throughout the meeting.

Shri D.K.Sharma, Secretary was in attendance. Ms. Anupama Sharma, Financial Advisor; Shri Vijai Pal Singh, Advisor (Infra.); Shri Rajan Kapoor, GM (Civil), Shri R.K. Limba, GM (Finance); Shri S.K. Gupta, Sr. DGM (P&D) and Shri D.K. Sharma, Sr. DGM (P&D) were also present.

Quorum: The Chairman was present. As the quorum was present, the meeting was called to order.

As the notice for calling the meeting and agenda notes were circulated at a notice of less than seven days, the Directors present in the meeting unanimously agreed to waive the minimum notice period and take up all the items for consideration.

Item 1: To note the minutes of the last meeting of the Committee held on 2nd February 2018.

The minutes of the last meeting of Committee held on 2nd February 2018 were noted.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 2nd February 2018.

The Committee noted the position brought out in the agenda note. As regards policy for allotment of undeveloped land, the Board was informed that as decision on the amount of premium to be paid by the Corporation, for allotment of government land for development of

industrial areas, is under active consideration of the State Government, a final call on the issue will be possible after the decision. Further, as regards One Time Relaxation Scheme for the cases of change of land use from industrial to commercial warehousing, the Committee was informed that the same has been deferred. The IDC took note of the same.

Item 3: Ex-post-facto approval for exchange of 1757.21 sqm. Land of Khasra No. 69 of village Dhol Ka Bad, Tehsil-Sanganer (Jaipur) belonging to RIICO with Jaipur Development Authority.

The Committee discussed the agenda and accorded ex-post-facto approval for exchange of land of Khasra No. 69 measuring 1800 sqm. of village Dhol Ka Bad, Tehsil- Sanganer (Jaipur) belonging to RIICO with land of khasra no. 58 measuring 808.50 sqm., khasra no. 61 measuring 314 sqm., khasra no. 62 measuring 290.10 sqm. and Khara No. 57 measuring 387.40 sqm belonging to Jaipur Development Authority as per khasra plan enclosed with the agenda note, subject to execution of appropriate indenture as may be mutually decided by RIICO and JDA for vesting of title with both the Institution.

Item 4: Ex-post-facto approval of the decision taken by the management for exchange of 2490 sqm. RIICO land at Industrial Area Apparel Park, Jaipur with equivalent adjacent JDA land.

The Committee discussed the agenda and accorded ex-post-facto approval for the decision taken by the Management for exchange of 2490 sqm land of industrial area Apparel Park, Jaipur with equivalent JDA land. Approval was also accorded for executing appropriate indenture as may be mutually decided by RIICO and JDA for vesting of title with both the Institution. The Committee also directed that re-planning of this block be done so as to put-up the same for optimal commercial use .

Item 5: (A) Ex-post-facto approval of the decision taken by the Land Allotment Committee (LAC) for relaxation in requirement of minimum 20% construction area in the case of Jalore Sirohi Zila Dugdh Utpadak Sahakari Sangh Ltd., Industrial Area Jalore, Phase-III.

(B) For general policy decision to consider Milk Chilling unit in production even with less than 20% construction area.

(C) Clarification in respect of applicability of the decisions taken by the IDC at various point of time for relaxation in minimum 20% construction area requirement for various products.

The Committee discussed the agenda and accorded approval for the following:

- (a) Ex-post-facto approval of the decision taken by the Land Allotment Committee (Waiver Committee) to consider the Milk Chilling Unit in Production even without completion of minimum 20% construction on the plot in the case of Jalore-Sirohi Zila Dugdh Utpadak Sahakari Sangh Ltd., plot no. H-254, I/A Jalore Phase-III.
- (b) To a general policy for making a provision in the Rule 21 to consider Milk Chilling Unit in production even with the built-up area less than 20% of the plot area.
- (c) The above general policy decision, besides decisions taken by the Committee in the past in respect to various types of industries for relaxation in the minimum 20% built up area requirement will be applicable with retrospective effect. However, the cases wherein retention charges have already been deposited shall not be reopened.

The Committee also accorded approval that in cases where assessment of open area being utilized for stockyard purpose to consider unit in production in back date if not established on the basis of documentary proofs as may be submitted by the allottee then in such cases fulfillment of minimum built up area requirement of 20% shall be considered on the date of issue of office order for respective product.

Item 6: De-acquisition of 39.04 hectare private khatedari land of village-Aagucha & Bherukheda of Tehsil-Hurda and village-Kothiya & Kheda Palola of Tehsil-Phooliya Kalan (Erstwhile Tehsil-Shahpura) of District-Bhilwara.

The Committee discussed the agenda and accorded approval for sending recommendations to the State Government to de-acquire 39.04 hac. Land, out of 113.1753 hac. private land of village Aagucha & Bherukheda of Tehsil Hurda and village Kothiya & Kheda Palola of Tehsil Phooliya Kalan (Erstwhile Tehsil Shahpura) of district Bhilwara, which has been acquired for setting up 'Zinc Associate Unit'. An indemnity bond on non-judicial stamp of Rs. 500/- be obtained from Hindustan Zinc Limited w.r.t. future liability on account

of determination/payment of damages on account of de-acquisition of proposed 39.04 hectare land.

Item 7: Clarifications in respect of IDC decision vide item (3) of its meeting held on 04.08.2015.

The Committee discussed the agenda and, with a view to resolve conflict between permissions accorded earlier by CLU and the IDC decision, accorded approval to amend para (iii) of the decision taken vide item (3) of its meeting held on 04.08.2015, as follows:

Existing Provision	Amended Provision
<i>" In 4 cases wherein permission to set up hotel was given on vacant plot, the schedule time period for setting up hotel will be the same as allowed in the allotment letter and further time extension will be granted on payment of retention charges as per para (ii) above "</i>	<i>" In 4 cases wherein permission to set up hotel was given on vacant plot, the schedule time period for setting up hotel will be the same as allowed in the permission letter and further time extension will be granted on payment of retention charges as per para (ii) above "</i>

Note: In cases where retention charges have already been deposited shall not be refunded.

Item 8: Administrative sanction for development of new industrial area, Ukhaliya, Distt. Bhilwara and fixation of Allotment rate for industrial plots thereat.

The Committee discussed the agenda and accorded approval for the following:

1. Administrative sanction of Rs. 4679.67 lac for development of new I/A Ukhaliya, Distt. Bhilwara, as per the cost sheet at Annexure-'A' to the agenda note.
2. Fixing the rate of allotment of developed industrial plots at this area @ Rs. 1650/- psqm.

Item 9: Administrative sanction for development of new industrial area, Gundi Fatehpur, Distt. Kota and fixation of allotment rate for industrial plots.

The Committee discussed the agenda and accorded approval for the following:



1. Administrative sanction of Rs. 23500.45 lac for development of new I/A Gundi- Fatehpur, Ramganj Mandi, Kota, as per the cost sheet at Annexure-‘A’ to the agenda note.
2. Fixing the rate of allotment of developed industrial land at this area @ Rs. 3100/- psqm.

Item 10: Administrative sanction for development of new industrial area Badi Seed, Jodhpur.

The Committee discussed the agenda and accorded approval for the following:

1. Administrative sanction of Rs. 10197.26 lac for development of new I/A Badi Seed, Bap, Jodhpur, as per the cost sheet at Annexure-‘A’ to the agenda note.
2. Fixing the rate of allotment of developed industrial land at this area @ Rs. 1200/- psqm.

Item 11: Approval of Special Scheme for Preferential Allotment to Micro Enterprises in Most Backward and Backward districts of the State.

The Committee discussed the agenda and recommended to the Board to approve Special Scheme for Preferential Allotment to Micro Enterprises in Most Backward and Backward districts of the State, as per Annexure-‘C’ and ‘D’ to the agenda note. This special scheme shall be applicable for FY 2018-19. As some of the provisions of this scheme are not in conformity with the budget speech announcement the same be referred to the State Government for directions. The Committee also authorized Managing Director to make appropriate changes in the scheme, if required, in accordance with government directions.

Item 12: Partial amendment in the provision of Rule 3(A) 5 related to certificate to be obtained for giving concessions in rate of allotment to the entrepreneurs from category of disabled persons.

The Committee discussed the agenda and accorded approval to partially amend the provisions of Rule 3(A) 5 as under:

Existing Provision	Amended Provision
Certificate from the Chief Medical and Health officer of the District certifying that applicant is a physically handicapped person.	Certificate from the Chief Medical & Health Officer (CMHO) of District/medical Board or any competent authority as appointed

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	by the State Govt. from time to time for this purpose, certifying that applicant is a person with disabilities suffering from not less than forty percent of disability.
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The Committee noted that following agenda item was placed on the table with the permission of the Chair, therefore, the Directors present in the meeting unanimously agreed to waive the minimum notice period, took up the item for consideration and approved unanimously.

Item 13: Allotment of developed land to the khatedars/interested persons in lieu of cash compensation of their respective land which has been acquired for setting up of new industrial Area Gogelav & Balwa Tehsil & District Nagaur.

The Committee discussed the agenda and accorded approval for accepting the request of eight (8) nos. of time barred applications/options of khatedars/interested persons for allotment of 25% developed land (20% developed Residential/Industrial+5% developed Commercial) in lieu of cash compensation of their respective acquired and to allot 25% developed land (20% residential/ industrial & 5% commercial) to these applicants in lieu of cash compensation of their respective acquired land.

As regards referring this matter to the State Government for their approval, the Committee was of the view that belated acceptance of the request/options of khatedars/interested persons, for allotment of 25% developed land (20% developed Residential/Industrial+5% developed Commercial) in lieu of cash compensation, is purely a commercial decision and right to accept or reject the same vests with the Management which may be taken on case to case basis depending on cost benefit analysis. The requisite offer to the khatedars/interested persons has already been given in the past in term of award declared by LAO and compliance thereof has already been done. Therefore, there is no need to refer this and other similar issues to the State Government for approval.

The meeting concluded with a vote of thanks to the Chair.

Place: Jaipur

Date: 06.04.2018


CHAIRMAN